

## **Danbury Planning Board**

**October 8<sup>th</sup>, 2019**

### Un-Adopted

The Danbury Planning Board met on Tuesday, October 8<sup>th</sup>, 2019 at the Danbury Town Hall in accordance with the schedule adopted and posted. John Taylor called the meeting to order at 7:00 p.m. and welcomed everyone present. John asked if anyone had a conflict of interest and due to a scheduled public hearing, Jim Phelps recused himself from the meeting.

Present:

Not Present:

Jim Phelps - recused

Tom Curren

Rick Swift

Will Cowen

Roxanne Winslow

Gary Donoghue

Bernie Golden

John Taylor, Chair

Anna Offen, clerk

Guests: Phil Hastings, Jay Gamble, Chris Fore, Deanna Styles, Jess Hatch

John Taylor asked that the review of previous meeting minutes be delayed until later in the meeting, after the public hearings that were scheduled.

Phil Hastings was present to discuss with the board the possibility of a temporary zip line being installed at Ragged Mountain. The question is whether or not a site plan review is needed for this project. Jay Gamble explained the proposed project to the board. The particular zip line that Ragged is looking to install is a temporary structure that could be set-up in multiple locations, not in a fixed place. The height of the tower is dependent on the slope of the land, and will be determined by the company doing the installation. The zip line would be subject to a manual inspection, performed by a 3<sup>rd</sup> party. The current plan is to have the zip line operate on an "as needed" basis, per reservation, and not something that would be run 7 days a week. Bernie Golden requested that if the zip line operate at night, that no lights be redirected to light the area where it is located.

Bernie Golden made a motion that based on what was presented before the board a site plan review is not required, Will Cowen seconded. Roll Call Vote: Roxanne Winslow - yes, John Taylor - yes, Will Cowen - yes, Gary Donoghue - yes, Rick Swift - yes, Bernie Golden - yes. **Motion passed unanimously.**

Phil Hastings also distributed copies of the Master Agreement with the Planning Board and Ragged with the amendments that have been made. The board members will review the document and discuss at the next meeting. If any further discussion is needed with Phil Hastings, we will get in touch.

Phil also let the board know that they will get a quarterly report to the board as soon as possible.

At 7:27pm John Taylor opened the public hearing on the Application for the Subdivision for James D Phelps, property located at Wiggin Road, **Tax Map 411, Lot 82**. Will Cowen reviewed the Subdivision Application checklist with the board. The application was determined to be complete as submitted, pending applicable permits from the State of New Hampshire. Bernie Golden made a motion to accept the application as complete, Roxanne Winslow seconded. Roll Call Vote: Roxanne Winslow - yes, John Taylor - yes, Will Cowen - yes, Gary Donoghue - yes, Rick Swift - yes, Bernie Golden - yes. **Motion passed unanimously**. At 7:32pm the public hearing on the application was closed.

At 7:32 John Taylor opened the public hearing on the Subdivision Plan for James D Phelps, property located at Wiggin Road, **Tax Map 411, Lot 82**. Jim Phelps presented the plan to the board. The board had some questions regarding the plan, particularly if the land was in current use currently, which it is. A concern was raised from the public about the infrastructure of Wiggin Rd with the new lots that have been added and the increased traffic that could result. John Taylor responded that this is not something that falls within the regulations of the planning board, but is something that should definitely be noted. Jim also stated that he does have plans to widen the road in certain spots. Another member of the public spoke to the board regarding the impact on the environment and the wildlife that this development could bring. John Taylor stated that the impact is not something that the board can address given that this is not a large subdivision. The board will make sure that the subdivision meets all the requirements set in the regulations and will take these concerns into consideration. Bernie Golden made a motion to approve the subdivision, dependent on approval from the State, Roxanne Winslow seconded. Roll Call Vote: Roxanne Winslow - yes, John Taylor - yes, Will Cowen - yes, Gary Donoghue - yes, Rick Swift - yes, Bernie Golden - yes. **Motion passed unanimously**. At 7:45pm the public hearing was closed.

Previous meeting minutes from the September 10<sup>th</sup> meeting were reviewed. Rick Swift made a motion to approve the minutes from September 10<sup>th</sup>, Will Cowen seconded. **Motion passed unanimously**.

The board reviewed the budget for 2020. It was decided that the budget for 2020 would be submitted with the same allocations as 2019. Anna will send this information to the Selectmen's Office.

John read the following building permits into record:

Kathryn Hamilton, 12 Hamilton Woods Rd, **Tax Map 410, Lot 062**, 34 X 24 Barn

Steven Lisee and Chad Norton, 532 US Route 4, **Tax Map 409, Lot 051**, Placement of 3 bedroom mobile home/ existing campers on the lot to be removed

Matthew Parent and Briana Thibeault, Jackson Ridge Rd, **Tax Map 410, Lot 062-006**, 1. New home construction 26X52 2. Steel shed 10X12 3. Placement of camper while building

James Donnelly, 110 High St, **Tax Map 201, Lot 025**, Lean to shed off the back of existing garage. 4 posts set on cement footings, 3 sides exposed. Cedar shake roof.

Melissa and David Suckling, 26 Reed Hill Rd, **Tax Map 416, Lot 019**, New home construction 56' X 67'6" modular home

Joseph DeRobertis , 96 Waukeena Lake Rd, **Tax Map 409, Lot 044**, 12 X 20 addition and 18 X 21 front porch addition

Tyler Gates, 280 Taylor Hill Rd, **Tax Map 410, Lot 036**, 8' X 10' porch addition

David Scanlan, Walker Brook Rd, **Tax Map 413, Lot 021**, Post and beam sugar house on concrete slab 16X24 w/ 10' porch

Stephen T Connors Rev Trust, 313 Ragged Mountain Rd, **Tax Map 411, Lot 081**, 19 X 10 New deck with 10 X 6 ramp

At 8:29pm Bernie Golden made a motion to adjourn, Will Cowen seconded. **Motion passed unanimously.**